



RECEIVED AND FILED
DATE February 9, 2015
ALISON LUNDERGAN GRIMES
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Handie Adkinson

To whom it may concern:

Enclosed please find a certified copy of **City of Florence, Kentucky Ordinance No. O-21-14:**

ORDINANCE NO. O-21-14:


AN ORDINANCE ANNEXING CERTAIN TERRITORY CONSISTING OF A PARCEL OF APPROXIMATELY .899 ACRES LOCATED ON THE NORTHEAST SIDE OF GUNPOWDER ROAD, SOUTHEAST OF U.S. HIGHWAY 42, ADJACENT TO THE CITY LIMITS ("PARCEL 1"); AND A PARCEL OF 4.392 ACRES LOCATED ON THE NORTHEAST SIDE OF GUNPOWDER ROAD, SOUTHEAST OF U.S. HIGHWAY 42, ADJACENT TO THE CITY LIMITS ("PARCEL 2"). (GUNPOWDER PROPERTIES/MORGAN)

This property was annexed at the request of Gunpowder Properties, LLC and James and Sherry Morgan, owners. Exhibit A, the legal description, and Exhibit B, the plat map of said property, are included herewith. According to the property owners, there are zero (0) registered voters residing on this property at present.

The First Reading of Ordinance No. O-21-14 was held on the 16th Day of September, 2014. The Second Reading of Ordinance No. O-21-14 was held on the 13th Day of January, 2015. Ordinance No. O-21-14 was published in the *Boone County Recorder* on the 29th Day of January, 2015 at which time the Ordinance became statutorily official.

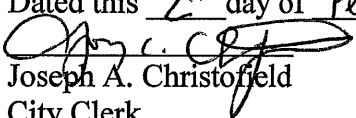
Please contact me if you require additional information.

Sincerely,


Joseph A. Christofield
City Clerk
City of Florence

I, Joseph A. Christofield, City Clerk for the City of Florence, Kentucky, do hereby certify the foregoing is a true and correct copy of Ordinance O-21-14 as same appears in the official records of my office.

Dated this 2nd day of February, 2015.


Joseph A. Christofield
City Clerk

City of Florence
8100 Ewing Boulevard
Florence, KY 41042-7588
859-647-8178 (phone)
859-647-5411 (fax)
joe.christofield@florence-ky.gov
www.florence-ky.gov

CITY OF FLORENCE, KENTUCKY

READING SUMMARY

ORDINANCE NO. 0-21-14

AN ORDINANCE ANNEXING CERTAIN TERRITORY CONSISTING OF A PARCEL OF APPROXIMATELY .899 ACRES LOCATED ON THE NORTHEAST SIDE OF GUNPOWDER ROAD, SOUTHEAST OF U.S. HIGHWAY 42, ADJACENT TO THE CITY LIMITS ("PARCEL 1"); AND A PARCEL OF 4.392 ACRES LOCATED ON THE NORTHEAST SIDE OF GUNPOWDER ROAD, SOUTHEAST OF U.S. HIGHWAY 42, ADJACENT TO THE CITY LIMITS ("PARCEL 2"). (GUNPOWDER PROPERTIES/MORGAN)

SUMMARY

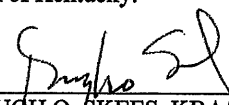
This Ordinance annexes and makes a part of the City a tract of approximately .899 acres and a tract of approximately 4.392 acres, both tracts being located on the northeast side of Gunpowder Road, southeast of U.S. Highway 42, adjacent to the City limits.

This annexation is in response to a request by Gunpowder Properties, LLC and James and Sherry Morgan, the owners, to have the property become part of the City. The annexation will be complete upon second reading and publication of this Ordinance.

After annexation the zoning will be amended to incorporate and establish zoning of Commercial Two/Planned Development/Concept Development Plan (C-2/PD/CD).

CERTIFICATION

I hereby certify that the foregoing is a summary of the contents of the Ordinance titled above and that it was prepared by me this 12th day of September, 2014, and I am an attorney licensed to practice law in the Commonwealth of Kentucky.



HUGH O. SKEES, KBA#64730
SKEES, WILSON & NIENABER, PLLC
7699 Ewing Blvd., P.O. Box 756
Florence, KY 41022-0756
Phone: (859) 371-7407
Fax: (859) 371-9872

ORDINANCE NO. 0-21-14

AN ORDINANCE ANNEXING CERTAIN TERRITORY CONSISTING OF A PARCEL OF APPROXIMATELY .899 ACRES LOCATED ON THE NORTHEAST SIDE OF GUNPOWDER ROAD, SOUTHEAST OF U.S. HIGHWAY 42, ADJACENT TO THE CITY LIMITS ("PARCEL 1"); AND A PARCEL OF 4.392 ACRES LOCATED ON THE NORTHEAST SIDE OF GUNPOWDER ROAD, SOUTHEAST OF U.S. HIGHWAY 42, ADJACENT TO THE CITY LIMITS ("PARCEL 2"). (GUNPOWDER PROPERTIES/MORGAN)

WHEREAS, Gunpowder Properties, LLC, being the owner of record of Parcel 1, and James Morgan and Sherry Morgan, being the owners of record of Parcel 2, of the hereinafter described territory (the "territory"), have requested that the City of Florence, Kentucky (the "City") annex the territory and, pursuant to K.R.S. 81A.412, the owners have given written consent to such annexation; and

WHEREAS, the City has determined that it is desirable to annex the territory which is contiguous to the boundaries of the City, and

WHEREAS, pursuant to K.R.S. 100.209(1) the City makes the election that prior to final action of annexation, the comprehensive plan and official zoning map of the City shall be amended to incorporate and establish zoning of Commercial Two/Planned Development/Concept Development Plan (C-2/PD/CD) with respect to the territory.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FLORENCE, KENTUCKY, AS FOLLOWS:

SECTION I

The City finds that the hereinafter described unincorporated territory meets the requirements of K.R.S. 81A.410 and is as follows:

- (a.) Is contiguous to the boundaries of the City, and
- (b.) Is urban in character and suitable for development for urban purposes without unreasonable delay, and
- (c.) Is not included within the boundary of another incorporated city.

SECTION II

That the territory, described in Exhibit "A" and shown on Exhibit "B" each of which is attached hereto and incorporated herein by reference, shall be and the same is hereby annexed to the City of Florence, Kentucky.

SECTION III

The owners of record of the territory have filed with the City written consent to this annexation under K.R.S. 81A.412 and therefore, the following do not apply to this annexation: (a) the notification ordinance required by K.R.S. 81A. 420(1); (b) the notice requirement of K.R.S. 81A.425; and (c) the waiting period of K.R.S. 81A.420(2).

SECTION IV

Pursuant to K.R.S. 100.209(1) the comprehensive plan and official zoning map of the City shall be amended to incorporate and establish zoning for the territory as Commercial Two/Planned Development/Concept Development Plan (C-2/PD/CD).

SECTION V

This ordinance shall be published in full.

PASSED AND APPROVED ON FIRST READING THIS 16th DAY OF September, 2014.
PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED
THIS 13th DAY OF JANUARY, 2015

APPROVED:

James E. Whalen
MAYOR

ATTEST:

Joe Clifton
CITY CLERK



VIOX & VIOX

Civil Engineers, Surveyors, and Landscape Architects

466 Erlanger Road
Erlanger, Kentucky 41018

Tel: 859.727.3293
Fax: 859.727.8452
www.vioxinc.com

August 27, 2014

**DESCRIPTION OF 0.899 ACRES
TO BE ANNEXED BY
FLORENCE, KENTUCKY**

Located in Boone County, Kentucky, lying on the northeast side of Gunpowder Road southeast of U.S. Highway 42 and being part of the same property heretofore conveyed to Gunpowder Properties, LLC by deed recorded in Deed Book 966, page 467, in the Boone County Clerk's office and is more particularly described as follows:

Beginning at a point at the westerly common corner of Gunpowder Properties, LLC (Deed Book 966, Page 467) and James & Sherry Morgan (Deed Book 529, Page 25), said point being in the easterly right-of-way line of Gunpowder Road; thence with said right-of-way line N32°24'12"W 101.78 to a point in the existing City of Florence Boundary; thence with the existing City of Florence Boundary N54°09'37"E 382.39 feet to a point; thence S39°49'22"E 100.00 feet to a point; thence leaving said City of Florence Boundary S53°53'38"W 395.44 feet to the point of beginning containing 0.899 acres.

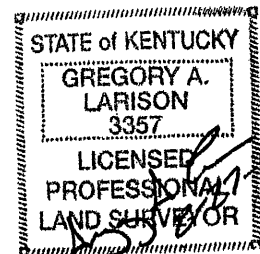


EXHIBIT "A" (1 of 2)

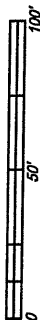
PLAT OF 0.899 ACRES
TO BE ANNEXED BY
FLORENCE, KENTUCKY

BOONE COUNTY KENTUCKY
NORTHEAST SIDE OF GUNPOWDER ROAD
SOUTHEAST OF U.S. HIGHWAY 42

AUGUST 27, 2014 SCALE: 1"=50'



Civil Engineers, Surveyors, and Landscape Architects
408 Edinger Road • Erlanger, Kentucky 41018
Ph: (859) 772-5253 • Fax: (859) 772-5452 • www.vioxku.com



VICINITY MAP
SCALE: 1"=1000'

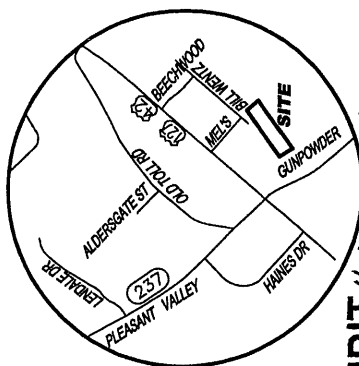
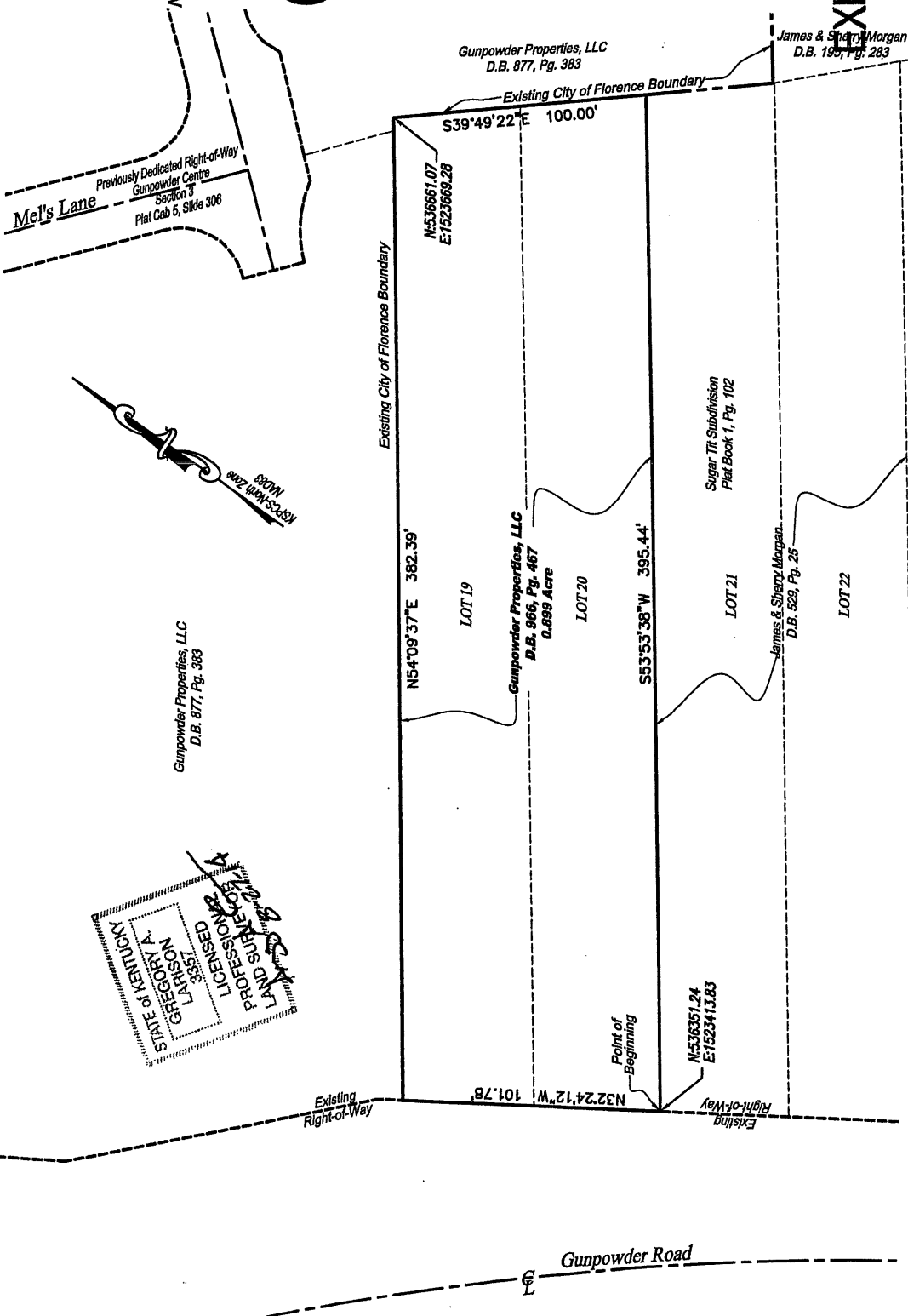


EXHIBIT "B" (1 of 2)



Note: This plat was prepared using a field survey performed on March 6, 2014.

August 27, 2014

**DESCRIPTION OF 4.392 ACRES
TO BE ANNEXED BY
FLORENCE, KENTUCKY**

Located in Boone County, Kentucky, lying on the northeast side of Gunpowder Road southeast of U.S. Highway 42 and being part of the same property heretofore conveyed to James & Sherry Morgan by deeds recorded in Deed Book 529, page 25 and Deed Book 195, Page 283, in the Boone County Clerk's office and is more particularly described as follows:

Beginning at a point at the westerly common corner of Gunpowder Properties, LLC (Deed Book 966, Page 467) and James & Sherry Morgan (Deed Book 529, Page 25), said point being in the easterly right-of-way line of Gunpowder Road; thence with said common line N53°53'38"E 395.44 feet to a point in the existing City of Florence Boundary; thence continuing with the existing City of Florence Boundary S39°49'22"E 50.00 feet to a point; thence N53°38'34"E 265.37 feet to a point; thence leaving said City of Florence Boundary S38°42'46"E 354.98 feet to a point; thence S55°40'45"W 230.52 feet to a point; thence N44°30'05"W 149.60 feet to a point; thence S53°45'29"W 461.11 feet to a point in the easterly right-of-way line of Gunpowder Road; thence with said right-of-way N18°11'16"W 69.21 feet to a point; thence N32°24'12"W 183.79 feet to the point of beginning containing 4.392 acres.

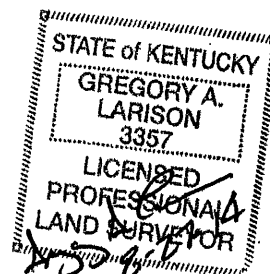
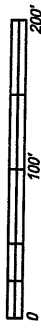


EXHIBIT "A" (2 of 2)

PLAT OF 4.392 ACRES
TO BE ANNEXED BY
FLORENCE, KENTUCKY

BOONE COUNTY KENTUCKY
NORTHEAST SIDE OF GUNPOWDER ROAD
SOUTHEAST OF U.S. HIGHWAY 42

AUGUST 27, 2014 SCALE: 1"=100'



VICINITY MAP
SCALE: 1"=1000'

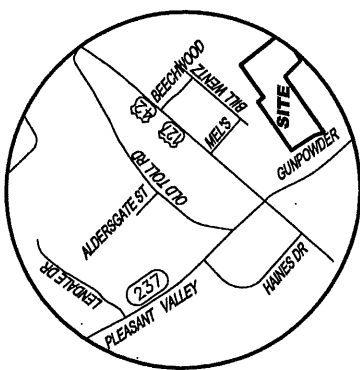
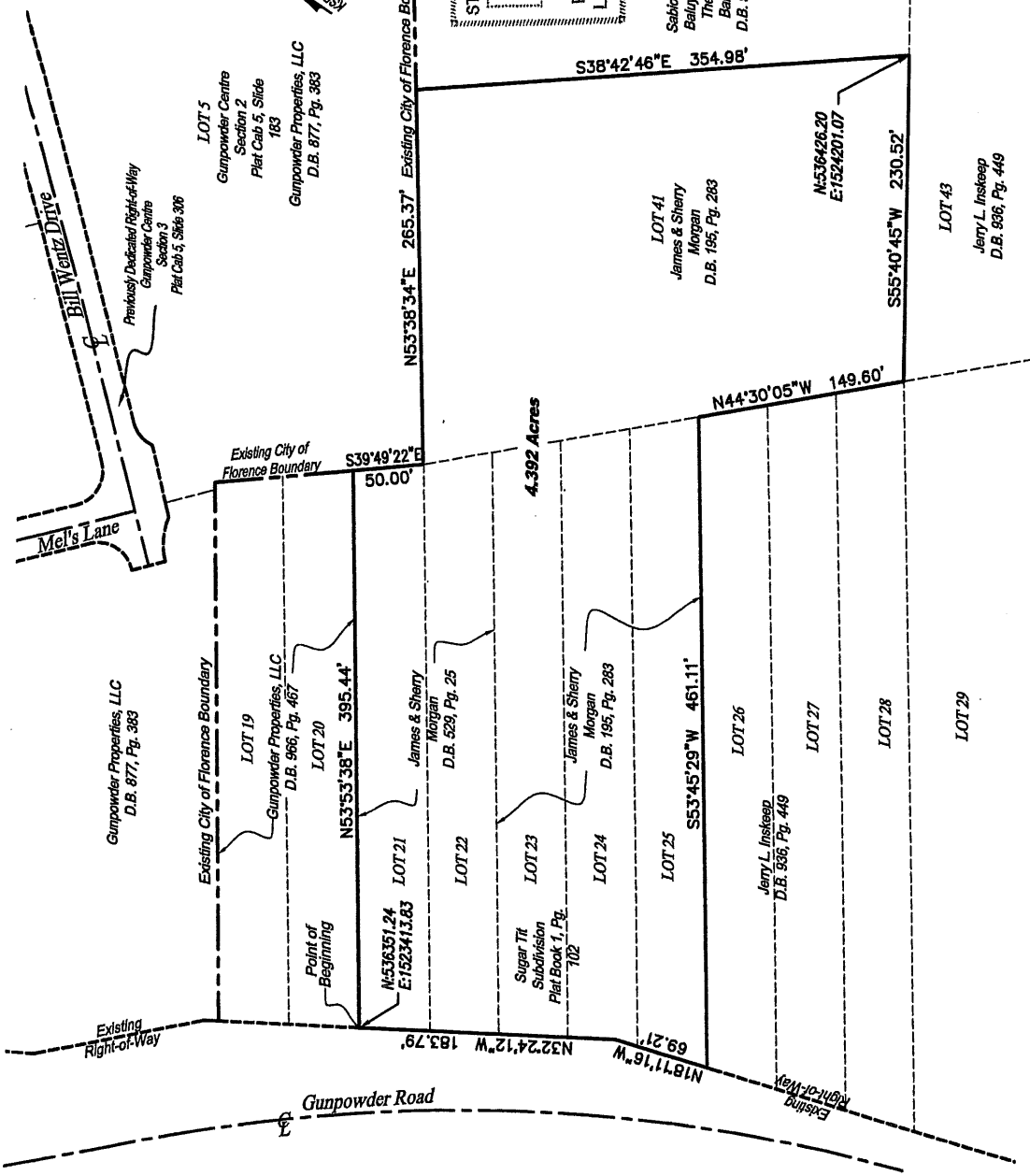


EXHIBIT "B" (2 of 2)



STATE OF KENTUCKY
GREGORY A. LARSON
3357
LICENSED PROFESSIONAL
LAND SURVEYOR

LOT 42
Sabin & Augustine
Bailynot, Trustees
The Sabine T.
Bailynot Trust
D.B. 947, Pg. 324



Note: This plat was prepared using a field survey performed on March 6, 2014.